staniford grays



Mandalay Kemp Road, Swanland, HU14 3LZ

Offers Over £1,000,000

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- OUTSTANDING ARCHITECTURAL LED DESIGN
- HIGH SPECIFICATION THROUGHOUT
- LIFESTYLE LIVING AT ITS FINEST
- SUITABLE FOR A RANGE OF PROFILES
- OVERSIZE DOUBLE GARAGE AND GATED PARKING
- INDIVIDUAL KEMP ROAD OPPORTUNITY
- FEATURE WINDOWS AND SUSPENDED WALKWAY
- PREMIER RESIDENCE
- OVER 3000 SQUARE FEET OF LIVING SPACE

An outstanding opportunity has arisen to purchase a bespoke and architecturally designed home of stunning design and appeal.

Set behind entrance gates on the premier setting of Kemp Road, Mandalay offers a contrasting rendered façade with Crittall style windows and offering a wealth of internal design features.

A striking entrance greets you upon entering the property with a suspended walkway to the vaulted ceiling height. Every element of detail in the property has been considered and specified to an exacting standard and creates the feeling of both lifestyle and luxury throughout.

Natural daylight has been at the forefront of the design process with roof lights and feature windows, maximising light levels. The flexible layout offers an Entrance Hallway, a stunning Dayroom/Kitchen/Dining Area, Utility Room, Reception Lounge, Principal ground floor suite with Dressing Room and twin Ensuite Shower Rooms with Villeroy and Boch sanitaryware throughout, Cloakroom WC. To the first floor level an inner landing leads to a most impressive Main Bathroom and two front facing bedrooms. The striking design elements continue across a suspended walkway to the Guest accommodation offering a further 2 Double Bedrooms and Shower Room.

Externally the gated design offers piece of mind with an oversize Double Garage and generous parking provision to the forecourt and gardens to the rear.

Every element of the design and build has been thoroughly invested in with inspection invited to secure such a stunning residential opportunity.



GROUND FLOOR

ENTRANCE
An imposing contemporary entrance to this stunningly appointed and highly specified home. Accessed via oversize door with Crittall style windows featuring throughout, leading into...

RECEPTION HALLWAY 8'9" x 26'3" (2.69 x 8.02)
With full height windows allowing an abundance of natural daylight, Amtico flooring, provides access to inner hallway through double doors, kitchen/day room and integral access to oversize garage.

KITCHEN / DAY ROOM 30'8" x 20'1" (9.35 x 6.14)
Serving as the heart of the property, with imposing and impressive vaulted ceiling height and gallery style, suspended walkway, this dedicated open plan space offers informal dining, sitting area orientated towards the full garden aspect and an impressively styled kitchen with Amtico flooring throughout.
To the informal seating area ample space is provided for furniture suite, with full height windows to the full garden orientation and bi-folding doors to the side, inset spotlights to full roof space, Velux rooflights to the front-West facing orientation creating excellent levels of natural daylight. The informal dining area features panelling to the undercarriage of the gallery walkway, offering access to the utility room also.
An impressively styled contemporary kitchen incorporates contrasting wall and base units, kitchen island, offering generous storage solutions including pan drawers, mid-level Miele double oven, Miele oversize induction hob with extractor canopy, wine cooler, integrated fridge freezer, dishwasher, inset sink and drainer with feature hot tap, granite work surfaces, retractable power sockets to work surfaces, downlighters, underfloor heating and internal Crittall style windows offering views through to hallway.

UTILITY ROOM 14'9" x 7'10" (4.51 x 2.40)
With access to rear, windows, Amtico flooring, wall and base units with granite work surfaces over, inset sink and drainer, space for freestanding appliances.

INNER HALLWAY 19'2" x 7'6" (5.85 x 2.30)
With staircase approach to first floor level, with oak balustrade and contemporary glazed insert, deep storage cupboard, access to...

CLOAKROOM / W.C
Villeroy and Boch sanitaryware with low flush w.c, vanity basin, contemporary style floor and wall tiling, underfloor heating.

RECEPTION LOUNGE 17'7" x 11'8" (5.37 x 3.57)
With double doors and full height windows to the side and front elevations, of a generous sized and used as a more formal and tranquil reception space.

PRINCIPAL SUITE 14'4" x 12'8" (4.38 x 3.88)
Offering excellent levels of flexibility with a ground floor suite of elegant proportions. With windows to the side elevation, of double bedroom proportions, with access provided to...

DRESSING ROOM
Fully fitted with a bank of full height wardrobes with a selection of hanging rails, drawers and storage solutions to both wall lengths, window to front.





EN SUITE SHOWER ROOM ONE
Being highly specified throughout with Villeroy & Boch sanitaryware including double walk-in recessed shower with rainfall showerhead and console with additional showerhead, automated lighting inset to vanity storage unit with oversize inset basin, backlit mirror, suspended concealed cistern w.c, heated towel rail, glass shelving, contrasting floor and wall tiling with chrome trim detailing, inset spotlights to ceiling, privacy window and underfloor heating. Given the attention to detail it really does need to be seen to be fully appreciated.

EN SUITE SHOWER ROOM TWO
Again, highly specified throughout with Villeroy & Boch sanitaryware including double walk-in recessed shower with rainfall showerhead and console with additional showerhead, automated lighting inset to vanity storage unit with oversize inset basin, backlit mirror,glass shelving, suspended concealed cistern w.c, heated towel rail, contrasting floor and wall tiling with chrome trim detailing, inset spotlights to ceiling and under floor heating.

FIRST FLOOR

LANDING
Gives access to four first floor bedrooms, with deep storage cupboard, a suspended gallery walkway with glazed sides serves as a key feature to the property, leading across to two further bedrooms and shower room.

BEDROOM TWO 11'3" x 12'1" (3.44 x 3.69)
With inset spotlights to ceiling, door opening to Juliet style balcony, Velux windows, of double bedroom proportions.

BEDROOM THREE 10'7" x 17'5" (3.23 x 5.33)
With inset spotlights to ceiling, fitted warbrobes, windows to front and side elevations and of double bedroom proportions.

EN SUITE SHOWER ROOM
With Velux rooflight, Villeroy & Boch sanitaryware, low flush w.c, inset basin to vanity unit, backlit mirror, shower cubicle with recessed shower tray, showerhead and console, heated towel rail.

BEDROOM FOUR 11'3" x 11'10" (3.45 x 3.63)
Used currently as a study with fitted home office furniture but has the potential to be converted back to a fourth bedroom if required, with inset spotlights to ceiling, windows to front and side elevations.

BEDROOM FIVE 12'0" x 8'3" (3.66 x 2.54)
With fitted warobes to wall length, inset spotlights to ceiling, Velux rooflights.

HOUSE BATHROOM 12'8" x 6'5" (3.88 x 1.96)
A most impressive main bathroom incorporating four piece suite including Villeroy & Boch oversized bath with wall mounted tap point, vanity unit with oversize inset basin, chrome tap furniture, walk-in shower cubicle with recessed shower tray, with rainfall showerhead and console, twin heated towel rails, uPVC window to rear elevation, concealed cistern suspended w.c, tiling to floor and wall splashbacks with chrome trim detailing, inset spotlights to ceiling.

OUTSIDE
Mandalay offers a prominent roadside position with striking external design given the rendered finish and contemporary style Crittall black window and door design.
The property offers well screened gated frontage from Kemp Road, with wrought iron fencing and established Laurel hedging. A brick sett driveway leads to a forecourt offering parking provision for multiple vehicles, with laid to lawn grass section, established planting, shrubbery and borders, secure gated intercom access.
Leads to oversize double garage (9.97m x 7.22m) with electronically operated doors, offering double parking provision and further space beyond given the expansive proprtions, storage cupboard and plant room, double doors to rear.
Secure gated access to both sides of the property, leading to well manicured and landcaped rear garden area incorporating Indian stone patio, laid to lawn grass section, established planting and shrubbery, boarded fencing to perimeter boundaries, external power socket and external light points.

AGENTS NOTE
The vendor has undertaken a considerable program of development to create this immaculately appointed lifestyle home, coming suitable for the needs and requirements for a range of purchaser profiles.
Viewing is strictly via the sole selling agent Staniford Grays. For any further details on specification or design please do not hesitate to contact us.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133 E-mail: swansales@stanifords.com

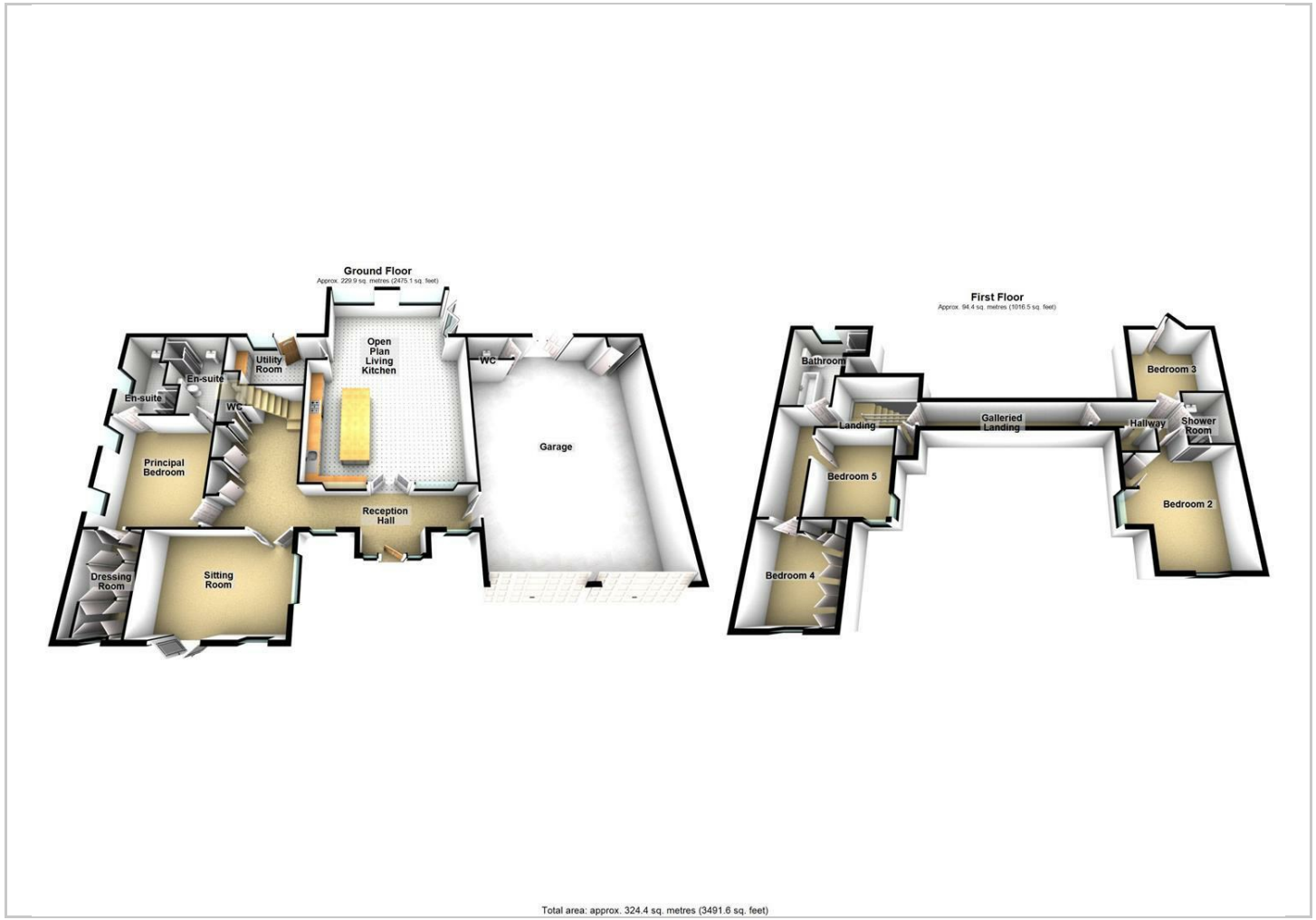
TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

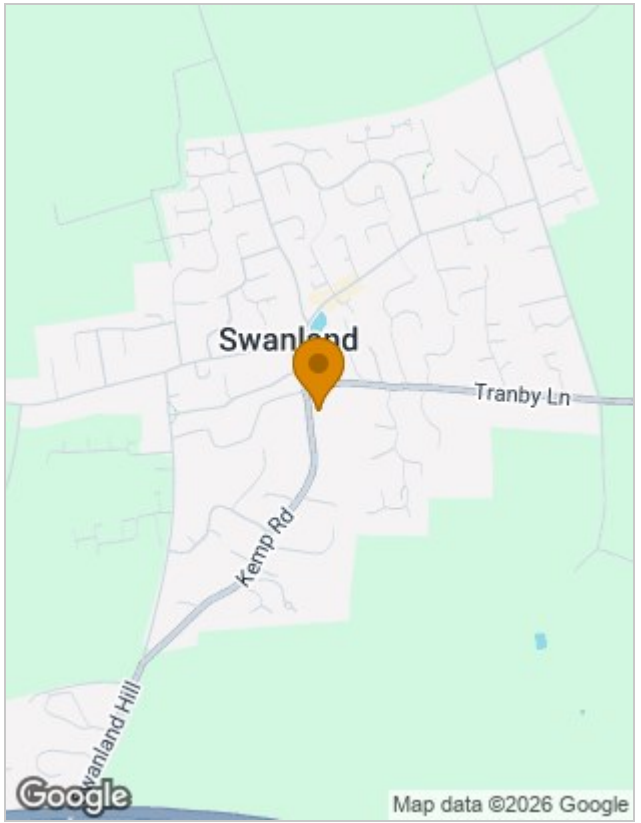
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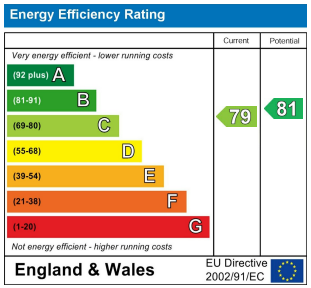
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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